

O-15- 66

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 3101 E. WASHINGTON AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R-4 TO I-1 CLASSIFICATION BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Edward T. Bridgers, #4 Bradley Lane, Little Rock, AR 72227, seeking a reclassification of the herein described land to allow a screen printing business, which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on August 11, 2015; and

WHEREAS, the City adopted the North Little Rock Land Use Plan with amended land use maps in December 2002 (Ordinance No. 7507); and

WHEREAS, a revised Land Use Plan for the property herein described and being located at 3101 East Washington Avenue in North Little Rock, Arkansas, from Trade Fair to Light Industrial, was approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on August 11, 2015.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 7697 of the City of North Little Rock, Arkansas is hereby amended by changing the classification of certain lands from R-4 to I-1 classification to allow a screen printing business on said property located at 3101 East Washington Avenue in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Part of the S ½ of Section 31, Township 2 North, Range 11 West described as follows: From the SW corner of said Section 31, run East along the south line of said Section 31, 939.05 feet; thence North 30 feet to a point on the North line of Washington Avenue and the East line of Rose Street as a POB of the property herein described; from the POB, run North 277.26 feet to the South line of East 2nd Street; thence easterly along said South line of East 2nd Street 75.06 feet; thence South and parallel to the East line of Rose Street 275.06 feet to a point on the North line of Washington Avenue; thence West along the North line of Washington Avenue 75 feet to the POB in the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A" and "B" attached hereto.)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended as reflected on the map attached hereto as Exhibit "C" and incorporated by reference.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provisions shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that the City benefits from growth within its boundaries, that the rezoning of the above-described land as provided for herein to allow a screen printing business will not be detrimental to or interfere with other occupants in the area and is immediately necessary in order to insure the proper and orderly growth of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

SPONSOR:


Mayor Joe A. Smith


Alderman Linda Robinson

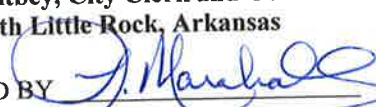
ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	11:21	A.M.	_____	P.M.
By	City Atty Carter			
DATE	8-18-15			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

Rezone Case #1731

EXHIBIT

"A"

tabbles



1 inch = 40 feet

0 20 40 80 Feet



OrthoMap

Date: 6/30/2015



Rezone Case #1731

EXHIBIT

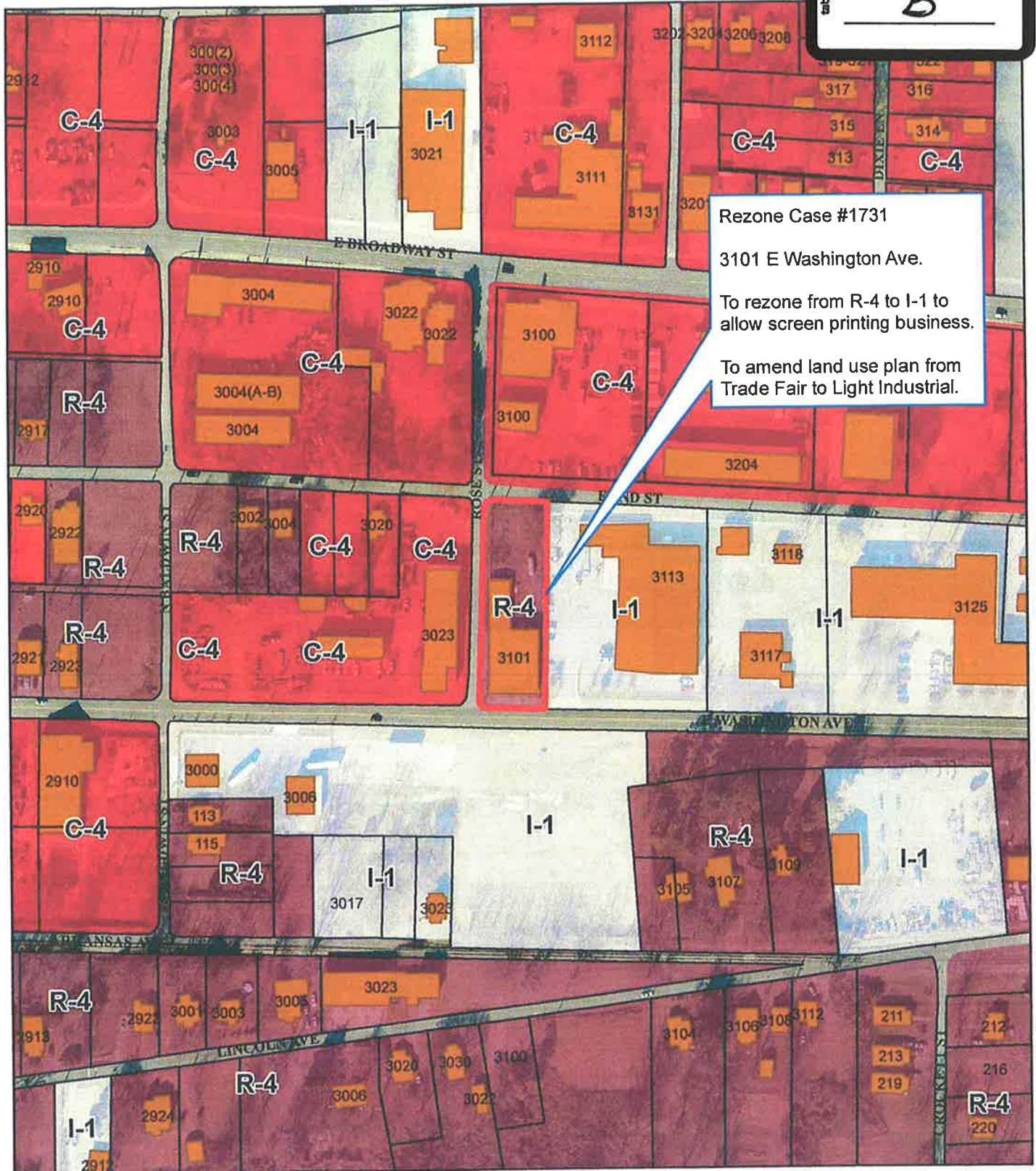
"B"

Rezone Case #1731

3101 E Washington Ave.

To rezone from R-4 to I-1 to allow screen printing business.

To amend land use plan from Trade Fair to Light Industrial.



1 inch = 200 feet

0 100 200 400 Feet



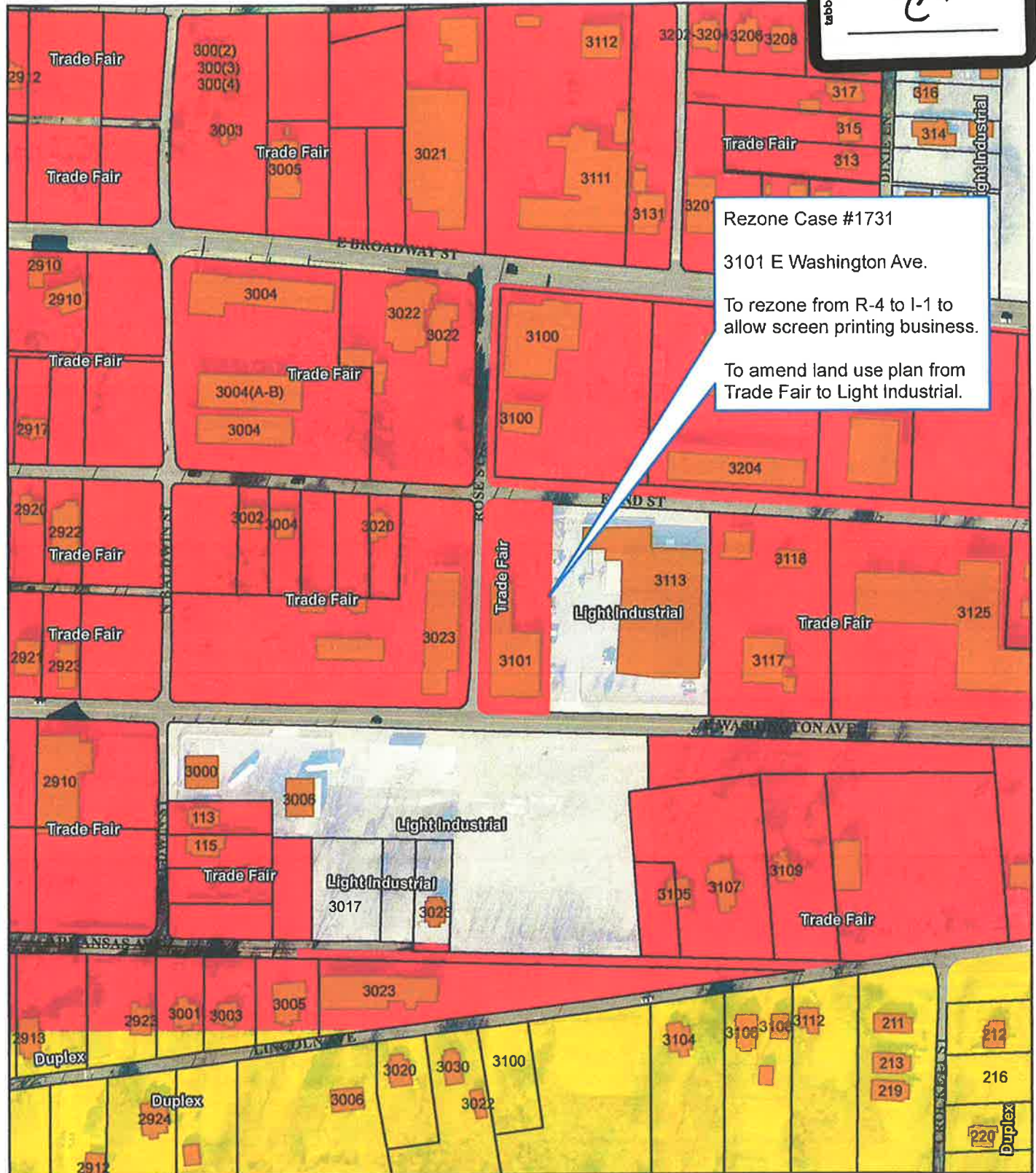
Zoning Map

Date: 7/23/2015

Rezone Case #1731

EXHIBIT

"C"



1 inch = 200 feet

0 100 200 400 Feet



Land Use Map

Date: 7/23/2015